## LAND USE ELEMENT

# **Chapter 3**

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#### Source: Pictometry International Corp

## I. INTRODUCTION

In accordance with Section 65302(a) of the Government Code, the Land Use Element of the General Plan identifies the goals and policies that guide the distribution, general location, and extent of uses of land for housing, business, industry, open space, and other uses of land in unincorporated Los Angeles County.

The Land Use Element ensures a compatible balance of land uses to meet the diverse needs of the unincorporated communities in the County. Equally important, the Land Use Element provides planning tools, such as land use policy maps, as well as land use policy strategies, that will coordinate future development and revitalization efforts in the County. The Element's principal intent is to be visionary, flexible, and sustainability-focused.

# II. BACKGROUND

How communities use land within their boundaries is referred to as land use policy. Effective land use policy adapts to fast-changing environmental, social and economic conditions. The General Plan is the foundation for all of the land uses that occur in the unincorporated County, and provides the framework for how the County will plan for and address the numerous land use challenges it faces. The Land Use Element also utilizes short-term programs and long-term strategies to provide flexible and comprehensive guidelines for dealing with County land use decisions and future development scenarios.

#### **Land Use Plans**

The County utilizes several types of community-based plans that comprise the General Plan. They are: Area Plans, Community Plans, Neighborhood Plans, Local Plans, Local Plans, Local Plans, and Specific Plans. The Department of Regional Planning (DRP) has overseen the creation of several community-based plans that encompass many of the unincorporated communities in the County.

**Figure 3.1** is a map of the unincorporated areas of the County that currently have a community-based plan. Following is a list of the community-based plans currently utilized by the County, including their dates of adoption. All of these plans can be found at the Department's website at <a href="http://planning.lacounty.gov/luz.htm">http://planning.lacounty.gov/luz.htm</a>.

#### **Area Plans**

Area plans are used for large, continuous areas of the County and allow for comprehensive and detailed planning, as well as for planning in coordination with adjacent cities. The County currently has three adopted Area Plans, and efforts are underway to update the Antelope Valley Area Plan and the Santa Clarita Valley Area Plan, a joint collaboration with the City of Santa Clarita called *One Valley, One Vision*:

- Antelope Valley Area Plan (Adopted 1986);
- Santa Clarita Valley Area Plan (Adopted 1990); and,
- Santa Monica Mountains North Area Plan (Adopted 2000).

#### **Community and Neighborhood Plans**

Community plans generally cover smaller geographic areas, even though a community plan area such as East Los Angeles may have a far greater population than that of some Area Plans. Typically community groups, looking for more detailed planning in their communities or for the resolution of a specific land use issue, initiate the preparation of



Hacienda Heights Community Plan Update

designated Coastal Zones unless a jurisdiction completes a certified Local Coastal Program (LCP). An LCP is comprised of a Land Use Plan and a Local Implementation Plan (LIP). There are three adopted Local Coastal and Land Use Plans in the County. The Santa Monica Mountains Coastal Zone Plan, scheduled for adoption in 2008, will replace the Malibu Local Coastal Plan:

- Santa Catalina Island Local Coastal Plan (Adopted 1983);
- Marina Del Rey Land Use Plan (Adopted 1996);
- Malibu Local Coastal Plan (Adopted 1986); and,
- Santa Monica Mountains Coastal Zone Plan (Expected Adoption 2008).

#### **Specific Plans**

Specific plans are often used for large planning projects, as well as for handling complicated sites with environmental and fiscal constraints. A Specific Plan enables the County to assemble, in one package, a set of land use specifications and

a Community Plan. There are currently eight adopted Community and Neighborhood Plans in the County and efforts are underway to update the Hacienda Heights Community Plan. A transit-oriented district (TOD) for East Los Angeles is also being developed to coincide ANGELES NATIONAL FOREST with the expansion of the Los Angeles County Metropolitan Transportation Authority (Metro) Light Rail Gold Line, which will preface the update of the East Los Angeles Community Plan: **Hacienda Heights Community Plan** (Adopted 1978); Rowland Heights Community Plan (Adopted 1981); ANGELES NATIONAL FOREST **Diamond Bar Community Plan** (Adopted 1982); Altadena Community Plan (Adopted 1986); Walnut Park Neighborhood Plan (Adopted 1987); **East Los Angeles Community Plan** (Adopted **West Athens/Westmont Community** COASTAL ZONE Plan (Adopted 1990); and, **Twin Lakes Community Plan** (Adopted 1991). **Local Plans and Local Coastal Plans** Land use regulation within areas defined as Coastal Zones includes the additional authoritative power of the California Coastal Commission.

Figure 3.1: Community-Based Plans in Unincorporated L.A. County

The California Coastal Commission

has final approval of projects within

Geographically Constrained Development

implementation programs tailored to the unique characteristics of a particular site. There are currently five adopted Specific Plans in the County:

- Fair Oaks Ranch (Santa Clarita Valley) (Adopted 1986);
- Canyon Park (Santa Clarita Valley) (Adopted 1986);
- La Vina (Altadena) (Adopted 1989);
- Northlake (Santa Clarita Valley) (Adopted 1993); and,
- Newhall Ranch (Santa Clarita Valley) (Adopted 1999).

# **III. COUNTY LAND USE DESIGNATIONS**

The following section describes the general land use designations that express land use policy and guide development activities in the communities without a community-based plan. The following land use designations (summarized in **Table 3.1**) make up the land use legend for the County land use policy maps for these communities. This land use legend represents the county-wide land use designation and will be used for the General Plan and all community-based plans as they are created or updated

Additionally, each section contains a summary table that presents the County's land use designations and their corresponding consistent zoning districts. Further details on

conditions for development and the general standards for permitted uses within each zoning district can be found in Title 22 of the Los Angeles County Code.



Land Use and Zoning Affect Community Character

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Table 3.1: L.A. County Land Use Categories

Table 3.1: L.A. County	able 3.1: L.A. County Land Use Categories			
Land Use	Code	Permitted Density or FAR	Intended Uses	
Rural				
Agriculture	AG	10 acre minimum	Identifies and establishes areas suitable for agricultural land uses.	
Rural Lands-1	RL1	Maximum 1 du/1 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Rural Lands-2	RL2	Maximum 1 du/2 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Rural Lands-5	RL5	Maximum 1 du/5 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Rural Lands-10	RL10	Maximum 1 du/10 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Rural Lands-20	RL20	Maximum 1 du/20 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Rural Lands-40	RL40	Maximum 1 du/40 ac	Rural land uses include single family homes, equestrian uses, agricultural and related activities, other rural activities, and appropriate local serving, ancillary commercial uses.	
Residential				
Large Lot Residential	H2	0-2 du/ac	Single family detached	
Suburban Residential	Н5	0-5 du/ac	Single family detached	
Suburban High Density Residential	Н9	0-9 du/ac	Single family detached, single family attached, town homes, duplexes	
Medium Density Residential	H18	9-18 du/ac	Town homes, duplexes, multi-family	
Urban Residential	H30	18-30 du/ac	Low rise, multi-family residential buildings	
Urban Medium Residential	H50	30-50 du/ac	Medium-rise, multi-family residential buildings	
High-rise Residential	H75	50-75 du/ac	High-rise, multi-story multi-family dwellings	
Commercial				
Rural Commercial	CR	70% lot coverage, 35ft height limit	Provides sites for commercial and personal services compatible to agricultural, rural and recreational activities.	
Neighborhood Commercial	CN	75% lot coverage, 35ft height limit	Local serving commercial, office and professional businesses, retail and service establishments.	
Major Commercial	СМ	90% lot coverage, 55ft height limit	Large, retail and destination shopping areas, tourist and recreation related commercial services, hotels, and amusement activities.	

Table 3.1: L.A. County Land Use Categories

Table 3.1: L.A. County	able 3.1: L.A. County Land Use Categories				
Land Use	Code	Permitted Density or FAR	Intended Uses		
Industrial					
Rural Industrial	IR	85% lot coverage, no height limit	Provides sites for industrial uses compatible to agricultural and rural activities.		
Light Industrial	IL	90% lot coverage, 35ft height limit	Identifies and establishes areas suitable for light industrial and industrial park activities, and small accessory uses.		
Heavy Industrial	IH	90% lot coverage, no height limit	Identifies and establishes areas suitable for heavy industrial activities that are intense in nature and have the potential to generate major environmental concerns, such as noise or dust.		
Office and Professional	10	90% lot coverage, 55 ft. height limit	Includes major office and business uses, and other employee intensive uses, such as technology and research centers, corporate headquarters, and clean industry hubs.		
Public					
Public and Semi- Public Facilities	Р	N/A	Provides areas for the appropriate development and presence of a variety of public and semi-public facilities, infrastructure and their related grounds.		
Transportation Corridor	TC	N/A	Freeway or rail corridor right-of-way where little to no development activity is allowed.		
Military Land	ML	N/A	Military bases and land controlled by U.S. Department of Defense.		
Open Space					
Open Space Conservation	OS-C	N/A	Provides for the protection of open space areas and scenic resource preservation. Can include passive trail networks.		
Open Space Parks and Recreation	OS-PR	N/A	Includes open space areas for recreational uses, such as regional and local parks, trails, athletic fields, community gardens, golf courses, cemeteries, and other open spaces.		
Open Space National Forest	OS-NF	N/A	Applies to the Angeles National Forest and Los Padres National Forest areas under the supervision of the National Forest Service.		
Bureau of Land Management	OS-BLM	N/A	Applies to all land under the specific regulations of the Federal Bureau of Land Management.		
Water	OS-W	N/A	Includes bodies of water such as lakes, reservoirs, natural waterways, and man-made infrastructure such as drainage channels, and spillways.		
Mineral Resources	OS-MR	N/A	Includes mineral extraction sites, and areas that are protected for mineral extraction activities.		
Overlays	1				
Mixed Use	MU	N/A	Identifies areas that are encouraged for mixed use development with associated incentives and development bonuses to be determined by individual implementing ordinances.		
Transit-Oriented Development	TOD	N/A	Identifies areas that have been designated Transit-Oriented Districts with associated incentives and development bonuses as determined by their area specific implementing ordinances.		
SEAs	SEA	N/A	Identifies areas that have been designated Significant Ecological Areas.		
Hillside Management	нм	N/A	Identifies areas that are covered under the Hillside Management Ordinance with slopes 25 percent and higher.		
Other					
Specific Plans	SP	N/A	Large, mixed-use developments and planned communities that are developed in phases or all at once by a single developer.		

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#### A. RURAL

Rural land use designations provide appropriately located areas for a variety of agricultural activities, agricultural production, associated housing for agricultural activities, resort recreation, equestrian uses, single-family homes, service establishments, and other related rural activities that maintain the character of and serve rural areas.

The land use designations under Rural are Agriculture, Rural Lands 1, Rural Lands 2, Rural Land 5, Rural Lands 10, Rural Lands 20, and Rural Lands 40:

#### Agriculture (AG)

#### **Purpose**

Identifies and establishes areas suitable for agricultural uses, agricultural production, and associated housing for agricultural activities. The agricultural designations can:

- Provide lands suitable for commercial and subsistence agricultural production;
- Produce row and field crops, dry crops, orchards and vineyards, grazing, and other related agricultural activities;
- Provide buffering for adjacent non-agricultural uses;
- Provide housing opportunities for permanent and temporary farm workers; and,
- Provide areas for suitable support services for agricultural business;

#### **Locational Criteria**

- Underdeveloped areas that are generally adjacent or distant to urban areas; and,
- Areas where agriculture is in use, has traditionally been located, or has been identified as prime areas for agricultural production.

#### Intensity of Use

10-acre minimum lot size and applicable zoning requirements.

#### Rural Land (RL1, RL2, RL5, RL10, RL20, and RL40)

#### Purpose

The intent of lands designated as Rural is to maintain the character of the small communities and rural areas of low-intensity uses within the unincorporated areas of the County. Rural areas of unincorporated Los Angeles County include mountain, foothill, and high desert areas, as well as rural communities that are served by a non-urban level of



Agriculture

commercial uses and public facilities, and are expected to experience the most growth pressures from urban expansion. The Rural designations:

- Provide lands suitable for agricultural production;
- Preserve areas of significant natural and scenic resources; and,
- Limit intensive development of areas subject to natural hazards or lacking in essential services and facilities.

#### Locational Criteria

- Underdeveloped areas that are generally adjacent or distant to urban areas;
- Single-family, larger-lot residential development is primary land use;
- Areas with high scenic values, watersheds, and natural areas, and can also include areas with steep hillsides, limited vehicular access, limited to no public infrastructure or facilities, or natural hazard areas that would limit development;
- Areas where agricultural uses are permitted; and,
- Areas where animal uses are permitted.

#### Intensity of Use

Densities vary based on site restrictions (environmental, hillside management, and sufficient services and infrastructure) and applicable zoning requirements.

#### Rural Land 1 (RL1)

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per acre (1 du/ac) density.

#### Rural Land 1 (RL2)

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per two (2) acre (1 du/2ac) density.

#### Rural Land 1 (RL5)

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per five (5) acre (1 du/5ac) density.

#### Rural Land 1 (RL10)

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per ten (10) acre (1 du/10ac) density.

#### Rural Land 1 (RL20)

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per twenty (20) acre (1 du/20ac) density.



Rural Land

#### Rural Land Use - Zoning Matrix

Rural I	and Use Designations	Consi	stent Zoning Designations
	Agriculture	A-1	Light Agriculture
AG		A-2	Heavy Agriculture
		A-2-H	Heavy Agriculture, Including Hog Ranches
		R-A	Residential Agriculture
RL1	Rural Lands 1	A-1	Light Agriculture
KLI	Rufai Laffus I	A-2	Heavy Agriculture
		R-R	Resort-Recreation
		R-A	Residential Agriculture
RL2	Dural Lands 2	A-1	Light Agriculture
KLZ	Rural Lands 2	A-2	Heavy Agriculture
		R-R	Resort-Recreation
	Rural Lands 5	R-A	Residential Agriculture
DIE		A-1	Light Agriculture
RL5		A-2	Heavy Agriculture
		R-R	Resort-Recreation
	Rural Lands 10	R-A	Residential Agriculture
RL10		A-1	Light Agriculture
KLIU		A-2	Heavy Agriculture
		R-R	Resort-Recreation
	Rural Lands 20	R-A	Residential Agriculture
RL20		A-1	Light Agriculture
RLZU		A-2	Heavy Agriculture
		R-R	Resort-Recreation
RL40		R-A	Residential Agriculture
	Rural Lands 40	A-1	Light Agriculture
NL40	nuidi Laiius 40	A-2	Heavy Agriculture
		R-R	Resort-Recreation

#### **Rural Land 1 (RL40)**

Rural land uses include single family homes, equestrian uses, agricultural and related activities, and other rural activities at a one (1) dwelling unit per forty (40) acre (1 du/40ac) density.

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#### **B. RESIDENTIAL (H)**

The intent of lands designated as Housing is to provide for a range of housing types to meet the needs and income levels of the economically and socially diverse unincorporated County population. Density bonuses for qualifying housing projects with affordable housing components or within Transit Oriented Districts (TODs) may be allowed in all Housing categories. Second units may be allowed as an accessory to a single-family residence on all residential parcels, subject to specific limitations and standards specified in Title 22 of the Los Angeles County Code.

The land use designations under Housing are Large Lot Residential, Suburban Residential, Suburban High Density Residential, Urban Medium Density Residential, Urban Residential, Mid-Rise Residential, and High-Rise Residential:

#### Large Lot Residential (H2)

#### **Purpose**

The intent of lands designated as Large Lot Residential is to provide areas for large lot, detached, and single-family development. Large Lot Residential areas of unincorporated Los Angeles County include rural large lot development and new tract home subdivisions. The Large Lot Residential designation:

- Provides lands suitable for single-family development on individual lots and secondary units or accessory uses;
- Provides lands for civic institutions and religious gathering places; and,
- Provides lands for family day care facilities.

#### Locational Criteria

- Areas that are at the fringe of the urbanized region or in rural areas;
- Adjacent to or part of agricultural areas or rural land areas:
- Buffered from incompatible industrial and commercial uses: and
- Areas with limited public services, facilities, and access.

#### Intensity of Use

0-2 dwelling units per acre (0-2 du/ac) and applicable zoning requirements.



Suburban Residential

#### Suburban Residential (H5)

#### **Purpose**

The intent of lands designated as Suburban Residential is to provide areas for detached, single-family development. Suburban Residential areas of unincorporated Los Angeles County include new tract home subdivisions, older, established suburbs, and built-out communities. The Suburban Residential designation:

- Provides lands suitable for single-family development on individual lots and secondary units or accessory uses;
- Provides lands for civic institutions and religious gathering places; and,
- Provides lands for family day care facilities.

#### Locational Criteria

- Areas that are at the fringe of the urbanized region or in rural areas;
- Adjacent to or part of agricultural areas or rural land areas:
- Buffered from incompatible industrial and commercial uses;
- Limited public services and facilities; and
- May have limited access.

#### Intensity of Use

0-5 dwelling units per acre (0-5 du/ac) and applicable zoning requirements.

#### Suburban High Density Residential (H9)

#### **Purpose**

The intent of lands designated as Suburban High Density Residential is to provide areas for detached single-family, attached single-family, duplexes, and townhome developments. Suburban High Density Residential areas of unincorporated Los Angeles County include new tract home subdivisions, established suburbs and neighborhoods, and newer, planned developments throughout the County. The Suburban High Density Residential designation:

- Provides lands suitable for small lot development, suburban development, and secondary units;
- Provides lands for civic institutions and religious gathering places; and,
- Provides lands for family day care facilities and residential care facilities.

#### Locational Criteria

- Areas that are at the fringe of the urbanized region;
- Areas within an urbanized region but are predominantly single-family neighborhoods;
- Areas with existing public services and facilities; and,
- Areas with increased access to highways, freeways, arterials, and transit.

#### Intensity of Use

0-9 dwelling units per acre (0-9 du/ac) and applicable zoning requirements.



Medium Density Residential

#### **Urban Medium Density Residential (H18)**

#### Purpose

The intent of lands designated as Urban Medium Density Residential is to provide areas for duplexes, townhomes, condominiums, and multi-family housing developments. Urban Medium Density Residential areas of unincorporated Los Angeles County include urban residential neighborhoods, older, established suburbs, built-out communities, and newer planned developments. The Urban Medium Density Residential designation:

- Provides lands suitable for urban residential development;
- Provides lands for civic institutions and religious gathering places;
- Provides lands for mobile home parks; and,
- Provides lands for family day care facilities, residential care facilities, associated living facilities, supportive housing, and group residential homes.
- May be appropriate for mixed use developments.

#### Locational Criteria

- Areas that are within a developed or urbanized region;
- Areas that are a mix of single-family residences and smaller multi-family neighborhoods;
- Areas located in closer proximity to community services;
- Areas with existing public services and facilities; and,
- Areas with increased access to highways, freeways, arterials, and transit.

#### Intensity of Use

9-18 dwelling units per acre (9-18 du/ac) and applicable zoning requirements.

#### **Urban Residential (H30)**

#### Purpose

The intent of lands designated as Urban Residential is to provide areas for apartment, condominium, and mid-rise multi-family housing developments. Urban Residential areas of unincorporated Los Angeles County include urban residential neighborhoods, older established sub-urbs, and built-out communities. The Urban Residential designation:

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- Provides lands suitable for urban residential development;
- Provides lands for civic institutions and religious gathering places;
- Provides lands for mobile home parks; and,
- Provides lands for family day care facilities, residential care facilities, assisted living facilities, supportive housing, and group residential homes.
- May be appropriate for mixed use developments.

#### **Locational Criteria**

- Areas that are within a developed or urbanized communities;
- Areas that are predominantly multi-family neighborhoods;
- Areas located in closer proximity to community services;
- Areas with existing public services and facilities; and.
- Areas with increased access to highways, freeways, arterials, and transit.

#### Intensity of Use

18-30 dwelling units per acre (18-30 du/ac) and applicable zoning requirements.

#### Mid-Rise Residential (H50)

#### **Purpose**

The intent of lands designated as Mid-Rise Residential is to provide areas for apartment, condominium, mid-rise multi-family housing, and large, multi-story, and multi-family developments. Mid-Rise Residential areas of unincorporated Los Angeles County include urban residential neighborhoods and Marina del Rey. The Mid-Rise Residential designation:

- Provides lands suitable for urban residential development;
- Provides lands for civic institutions and religious gathering places;
- Provides lands for mobile home parks; and,
- Provides lands for family day care facilities, residential care facilities, assisted living facilities, supportive housing, and group residential homes.
- May be appropriate for mixed use developments.

#### **Locational Criteria**

• Areas that are within urbanized communities;

- Areas that are predominantly multi-family neighborhoods;
- Areas located in closer proximity to community services:
- Areas with existing public services and facilities;
- Areas with increased access to highways, freeways, arterials, and transit.

#### Intensity of Use

30-50 dwelling units per acre (30-50 du/ac) and applicable zoning requirements.

#### **High-Rise Residential (H75)**

#### **Purpose**

The intent of lands designated as High-Rise Residential is to provide areas for apartment, condominium, high-rise multi-family housing, and large, multi-story, and multi-family developments. High-Rise Residential areas of unincorporated Los Angeles County include heavily urbanized residential neighborhoods and Marina del Rey. The High-Rise Residential designation:

- Provides lands suitable for urban residential development;
- Provides lands for civic institutions and religious gathering places; and,
- Provides lands for family day care facilities, residential care facilities, assisted living facilities, supportive housing, and group residential homes.



High Density Residential in Marina Del Rey Source: Pictometry International Corp

• May be appropriate for mixed use developments.

#### Locational Criteria

- Areas that are within urbanized communities;
- Areas that are predominantly multi-family-family neighborhoods;
- Areas located in closer proximity to community services:
- Areas with existing public services and facilities; and,
- Areas with increased access to highways, freeways, arterials, and transit.

#### Intensity of Use

50-75 dwelling units per acre (50-75 du/ac) and applicable zoning requirements.

#### **Residential Summary**

**Large Lot Residential (H2):** Single family detached homes, at densities of one (1) to two (2) dwelling unit per acre (1-2 du/ac).

**Suburban Residential (H5):** Single family detached homes, at densities of one (1) to five (5) dwelling unit per acre (1-5 du/ac).

**Suburban High Density Residential (H9):** Single family detached and attached homes, townhomes, and duplexes, at densities of one (1) to nine (9) dwelling unit per acre (1-9 du/ac).

**Urban Medium Density Residential (H18):** Townhomes, condominiums, duplexes, and multi-family residences, at densities of ten (10) to eighteen (18) dwelling unit per acre 10-18 du/ac).

**Urban Residential (H30):** Low-rise multi-family residences, at densities of eighteen (18) to thirty (30) dwelling unit per acre (19-30 du/ac).

**Mid-Rise Residential (H50):** Mid-rise to large, multi-story multifamily residences, at densities of thirty (30) to fifty (50) dwelling unit per acre (30-50 du/ac).

**High-Rise Residential (H75):** High-rise, multi-story multi-family residences, at densities of fifty (50) to seventy-five (75) dwelling unit per acre (50-75 du/ac).

#### **Residential Land Use - Zoning Matrix**

	ential Land Use nations	Consistent Zoning Designations		
		A-1	Light Agriculture*	
		R-A	Residential Agriculture	
H2	Large Lot Residential	R-1	Single-Family Residence	
		RPD	Residential Planned Development	
		A-1	Light Agriculture*	
		R-A	Residential Agriculture	
Н5	Suburban Residential	R-1	Single-Family Residence	
		RPD	Residential Planned Development	
	Suburban High Density Residential	A-1	Light Agriculture*	
		R-A	Residential Agriculture	
Н9		R-1	Single-Family Residence	
		RPD	Residential Planned Development	
	Medium Density	R-2	Two Family Residence	
H18	Residential	RPD	Residential Planned Development	
1120	Holon Desidential	R-3	Limited Multiple Residence	
H30	Urban Residential	RPD	Residential Planned Development	
	Urban Medium	R-4	Unlimited Residence	
H50	Residential	RPD	Residential Planned Development	
	High Dies	R-4	Unlimited Residence	
H75	High-Rise Residential	RPD	Residential Planned Development	

<sup>\*</sup> Some areas in Residential designations are developed with single family residences and are currently zoned A-1 (e.g. East Compton, Avocado Heights).

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#### C. COMMERCIAL

Commercial land use designations provide appropriately located areas for a variety of retail, offices, restaurants, businesses, and service establishments to serve rural areas, residential neighborhoods, and regional districts.

The land use designations under Commercial are Rural Commercial, Neighborhood Commercial, and Major Commercial:

#### **Rural Commercial (CR)**

#### **Purpose**

Provides sites for commercial, retail, personal and professional services compatible with agricultural, rural, and recreational activities and that serve areas that are sparsely populated

or rural in nature. Rural Commercial uses are limited in scope and intensity and exist to meet the needs of residents and travelers in rural areas. The Rural Commercial use:

- Can include restaurants, general stores, professional offices, and retail services; and,
- Is organized to protect resources, promote sustainability, and maintain compatibility between rural communities and extractive industry and agricultural industry.

#### **Locational Criteria**

- The majority of Rural Commercial sites are located in the northern parts of the County, the Antelope Valley, communities on the outskirts of the Santa Clarita Valley, and in the Santa Monica Mountains;
- Areas with low population concentrations;
- Areas where there are no major commercial districts or regional commercial centers; and,
- Areas that may include a small grouping of services for travelers on major highways.

#### Intensity of Use

70% lot coverage with a 35 ft. height limit and applicable zoning requirements.



Neighborhood Commercial

#### **Neighborhood Commercial (CN)**

#### Purpose

To provide local serving commercial, office and professional businesses, retail, service establishments, and mixed use development that meet the needs of a residential area. Neighborhood Commercial is characterized by smaller to medium-sized parcels as compared to major commercial areas and includes:

- Neighborhood Commercial services, which includes retail sales, limited office space, restaurants, and personal services that serve the immediate residential neighborhood;
- Strip malls (or mini-malls), where an open area shopping center has stores that are arranged in a row, with a sidewalk in front of the stores, and usually a large parking lot in front that faces major traffic arterials. Strip malls are generally self-contained with limited pedestrian connections to surrounding neighborhoods;
- Neighborhood and family businesses; and,
- Anchor or ground level stores for mixed use developments.

#### Locational Criteria

- Neighborhood commercial land uses exist across the entire County;
- Areas located adjacent to residential areas;

- Areas that include commercial services along major boulevards, "main streets", or at major intersections, and also central business districts;
- Areas close to public transit routes and are pedestrian friendly and accessible;
- Can include grocery stores, small professional office complexes, and retail chains; and,
- Areas with full infrastructure facilities and services.

#### Intensity of Use

75% lot coverage with a 35 ft. height limit and applicable zoning requirements.

#### Major Commercial (CM)

#### **Purpose**

Provide areas for large, retail and destination shopping areas, tourist and recreation related commercial services, hotels, and amusement activities. Major commercial areas include:

- Shopping malls (or shopping centers) that have a regional reach in their services and contain a building or set of buildings with a variety of retail units and large parking lots; and,
- Big-box stores, which generally refers to large chain stores, often grouped together to form shopping centers, and are characterized by a major building that is supported by a large parking lot that is accessible to highways, freeways, and major arterials.



Major Commercial

#### **Commercial Land Use - Zoning Matrix**

	ercial Land Use nations	Consistent Zoning Designations		
		C-H	Commercial Highway	
		C-1	Restricted Business	
CR	Rural Commercial	CR	Commercial Recreation	
		CPD	Commercial Planned Development	
		C-H	Commercial Highway	
		<b>C-1</b>	Restricted Business	
CN	Neighborhood Commercial	C-2	Neighborhood Commercial	
CN		<b>C-3</b>	Unlimited Commercial	
		C-R	Commercial Recreation	
		CPD	Commercial Planned Development	
	Major Commercial	<b>C-3</b>	Unlimited Commercial	
CM		C-M	Commercial Manufacturing	
		C-R	Commercial Recreation	
		CPD	Commercial Planned Development	

#### **Locational Criteria**

- Major commercial development is generally planned and located on large parcels due to the size and amount of land that is developed;
- Areas that are easily accessible to major freeways, highways, and major roadways; and,
- Areas with full infrastructure facilities and services.

#### Intensity of Use

80% lot coverage, with 55 foot height limits and applicable zoning requirements.

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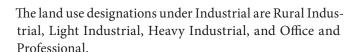
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#### D. INDUSTRIAL

The Industrial land use designation provides appropriately located areas for a wide range of industry-related and job-related activities. Industrial land uses in the County include refineries and ports, manufacturing and assembly, and modern high-tech office uses.

Industrial land uses are important as major job sites and economic generators. Some industrial land uses also produce environmental hazards. As such, the appropriate and safe development of industrial land and the land surrounding industrial areas must be ensured through an environmental review of all development proposals.



#### Rural Industrial (IR)

#### **Purpose**

Provides sites for industrial uses that are compatible with agricultural and rural activities and that serve areas that are sparsely populated or rural in nature.

Rural industrial uses exist to meet the needs of residents in rural areas and are limited in scope and intensity due to such factors as lack of public services or infrastructure, incompatible adjacent land uses, or environmental impacts. Rural Industrial uses:

- Can include truck and farm equipment sales and repair, agricultural or mineral processing activities, small energy producing activities, and assembly/warehousing; and,
- Is organized to protect adjacent uses from any potential environmental impacts from industrial activities, such as excessive noise levels and dust.



Industrial Areas are Increasingly Threatened by Residential and Commercial Development

#### Locational Criteria

The majority of Rural Industrial sites are located in the northern parts of the County, the Antelope Valley, communities on the outskirts of the Santa Clarita Valley, and the Santa Monica Mountains.

- Areas with low population concentrations;
- Areas where there are no major residential districts or regional industrial parks; and,
- Areas with limited public services and facilities.

#### Intensity of Use

85% lot coverage, no height limit, and applicable zoning requirements.

#### **Light Industrial (IL)**

#### **Purpose**

Identifies and establishes areas suitable for light industrial and industrial park activities, warehouses, distribution, assembly, and repair facilities. Light industrial areas provide opportunities to concentrate industrial uses to enable the efficient use of public services and infrastructure, energy, and transportation networks. Light Industrial uses:

- Generally have less environmental impacts than heavy industrial uses;
- Can include a variety of activities including assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials,

printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work;

- Can include warehouses:
- Can include small commercial accessory uses that support the district; and,
- May be appropriate as anchors to mixed use developments.

#### **Locational Criteria**

- Light Industrial uses can be found across the entire unincorporated County;
- Areas with existing public services and infrastructure;
- Areas that are adequately buffered from residential or major commercial districts, or are physically suited for industrial activities; and,
- Areas with transportation access that can meet industrial use demands and do not expose neighboring districts to excessive truck traffic or pollution.

#### Intensity of Use

90% lot coverage, 35 ft. height limit, and applicable zoning requirements.



Heavy Industrial



Light Industrial

#### Heavy Industrial (IH)

#### Purpose

Identifies and establishes areas suitable for heavy industrial activities that are intense in nature and have the potential to generate major environmental concerns, such as noise, dust, and other nuisances. Heavy industrial areas are major employment and economic generators. Heavy Industrial uses:

- Generally have parcels that are generally large in nature, with buildings that have a large floor area and a high number of employees;
- Can include heavy manufacturing, refineries, and other labor and capital intensive industrial activities; and,
- Can include small commercial accessory uses that support the district.

#### Locational Criteria

- Heavy Industrial uses require special attention to siting criteria due to the nature of heavy industrial activities and potential environmental impacts;
- Areas with existing public services and infrastructure;
- Areas that are adequately buffered from residential or major commercial districts, and are physically suited for heavy industrial activities;
- Areas with transportation access that can meet industrial use demands and do not expose neighboring districts to excessive truck traffic or pollution; and,
- · Areas with rail access.

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#### Intensity of Use

90% lot coverage, no height limit, and applicable zoning requirements.

#### Office and Professional (IO)

#### Purpose

Provides areas suitable for major office and business uses, and other employee intensive uses, such as technology and research centers, corporate headquarters, and clean industry hubs. The Office and Professional land use:

- Can accommodate various types of office uses that perform administrative, professional, and personal services as well as research and development activities;
- Are sites for labor intensive, employment centers with generally high-skilled jobs;
- Can include small commercial accessory uses that support the district; and,
- May be appropriate in mixed use developments.

#### **Locational Criteria**

- Areas generally adjacent to major transportation routes (freeways) or public transit routes;
- Can be transitional areas from residential or commercial uses to industrial uses; and,
- Areas with existing public services and infrastructure.

Office and Professional - Source: Pictometry International Corp

#### **Industrial Land Use - Zoning Matrix**

Industria Designa	al Land Use tions	Consistent Zoning Designations		
		M-1	Light Manufacturing	
IR	Rural Industrial	D-2	Desert-Mountain	
	Nurai muustriai	MPD	Manufacturing Planned Development	
		M-1	Light Manufacturing	
IL	Light Industrial	MPD	Manufacturing Planned Development	
	Heavy Industrial	M-2	Heavy Manufacturing	
		M-2.5	Aircraft Heavy Manufacturing	
IH		M-4	Unlimimted Manufacturing	
		MPD	Manufacturing Planned Development	
	Office and Professional	M-1	Light Manufacturing	
10		SR-D	Scientific Research and Development	
		MPD	Manufacturing Planned Development	

#### Intensity of Use

90% lot coverage, no height limit, and applicable zoning requirements.

#### E. PUBLIC AND SEMI-PUBLIC FACILITIES

The Public and Semi-Public land use designation provides for appropriately located areas for activities by public and/ or quasi-public entities. The types of uses under Public and Semi-Public Facilities includes airports and other major transportation facilities; solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and utilities; public buildings, public educational institutions, hospitals, detention facilities, government buildings, and fairgrounds; and military land and/or military bases.

The land use designations under Public and Semi-Public Facilities are:

#### Public and Semi-Public Facilities (P)

Provides areas for the appropriate development and presence of a variety of public and semi-public facilities, infrastructure and their related operations.

#### **Transportation Corridor (TC)**

Provides for areas that contain major transportation infrastructure and facilities, and represents freeways, highways and major roads, rail and busways, and their dedicated rights-of-way, and allows for the development of high intensity public and private use transportation facilities such as freeways, railways, and transit-oriented development over or near rail lines.

Public & Semi-Public Land Use - Zoning Matrix

Public Land	l Use Designations	Consistent Zoning Designations		
Public & Semi- Public Facilities		IT	Institutional	
TC	Transportation Corridor	N/A	N/A	
ML	Military Land	0-S	Open Space	

#### Military Land (ML)

Military bases and land controlled by U.S. Department of Defense.



Transmission Lines Criss-Cross the entire County

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#### F. OPEN SPACE

The Open Space land use designation provides for areas that are preserved for environmental conservation, historical and cultural resources, and for recreational areas. Open space areas include both public and privately owned lands, have limited development activities, encourage the preservation and conservation of SEA's and other sensitive natural habitats, protects water bodies and watersheds, and reduces encroachment of these areas from development.

The land use designations under Open Space are:

#### **Open Space Conservation (OS-C)**

Provides for the preservation of open space areas and scenic resource preservation in perpetuity. Can include passive trail networks. Applied only to land that is legally constrained from future development activities.

#### Open Space Parks and Recreation (OS-PR)

Includes open space areas for recreational uses, such as regional and local parks, trails, athletic fields, community gardens, golf courses, and cemeteries.

#### Open Space National Forest (OS-NF)

Applies to the Angeles National Forest and Los Padres National Forest areas under the supervision of the National Forest Service.



There are Many Types of Open Space in the County - Source: Parks and Recreation

#### Open Space Land Use - Zoning Matrix

Open Space Designatio		Consistent Zoning Designations	
OS-C	Open Space -	0-S	Open Space
03-0	Conservation	W	Watershed
		0-S	Open Space
OS-PR	Open Space -	W	Watershed
03-1 K	Parks & Rec.	C-R	Commercial Recreation
OS-NF	Open Space - National Forest	0-S	Open Space
US-NF		W	Watershed
	Open Space -	0-S	Open Space
OS-BLM	Bureau of Land Management	W	Watershed
OS-W	Open Space -	0-S	Open Space
U3-W	Water	W	Watershed
OS-MR	Open Space - Mineral Resources	0-5	Open Space
U3-MK		W	Watershed

#### **Bureau of Land Management (OS-BLM)**

Applies to all land under the specific regulations of the Federal Bureau of Land Management.

#### Water (OS-W)

Includes bodies of water such as lakes, reservoirs, natural waterways, and man-made infrastructure such as drainage

channels, floodways, and spillways. Can also include active trail networks within or along drainage channels. The purpose of OS-W is to prevent the encroachment of land uses or structures that would endanger the floodway channel or degrade the ability to prevent the loss of life or property.

#### Mineral Resources (OS-MR)

Includes mineral extraction and processing sites, and areas that are protected for mineral extraction activities. Upon depletion of mineral resources, and after the appropriate reclamation and remediation of the site, recreational uses may occur.

#### H. OVERLAYS

There are four supplemental land use overlay categories that where applied, guide land use decisions and further define County land use planning policies.

#### Mixed Use Overlay

The Mixed Use overlay is used to identify areas that are encouraged for mixed use development activities based on criteria including, proximity to transit services, population density, commercial activity, and community character. Decisions regarding the type and intensity of mixed use development shall be governed by both the land use designation and the zoning ordinance, and any applicable incentives or development bonuses as implemented by local ordinances and plans. Mixed use overlays will be tailored to the specific character of their respective neighborhood.

#### Transit-Oriented District (TOD) Overlay

The TOD Overlay represents areas that have been designated Transit-Oriented Districts based on their proximity to major public transit services. Decisions regarding the type and intensity of TOD development shall be governed by both the land use designation and the individual zoning ordinances that have been created for each TOD District, as well as any applicable incentives or development bonuses as implemented by local ordinances and plans.

#### Significant Ecological Areas (SEA) Overlay

The Significant Ecological Area Overlay identifies lands containing important biological resources in an effort to conserve the County's diverse ecological heritage. SEAs are important or fragile land and water areas that are valuable as plant or animal communities, important to the preservation of threatened or endangered species, and needed for the conservation of biological diversity in the County. A full description of the SEA Program is contained in the Conservation and Open Space Element, and additional information on the regulatory provisions of SEAs is included in the Technical Appendix to the General Plan. Decisions regarding the type and intensity of uses permitted within SEAs shall be governed by both the land use designation, and a determination of compatibility between the proposed use and specific biotic resources located on the property.

#### Hillside Management Overlay

The Hillside Management Overlay provides direction for development proposals that are located within parcels with slopes greater than 25 percent or higher. The intent of the overlay and its accompanying ordinance is to protect the public from natural hazards associated with very steep hillsides and to mitigate the effects of development and grading on the County's scenic resources through hillside preservation. Hillside Management is discussed in the Scenic Resources section of the Conservation and Open Space Element, and the regulatory provisions of hillside management can be found in the County's Zoning Code. Decisions regarding the type and intensity of uses permitted in Hillside Management areas shall be governed by both the land use designation and the Hillside Management Area Ordinance.



Overlay in the Tehachapi Mountains Area

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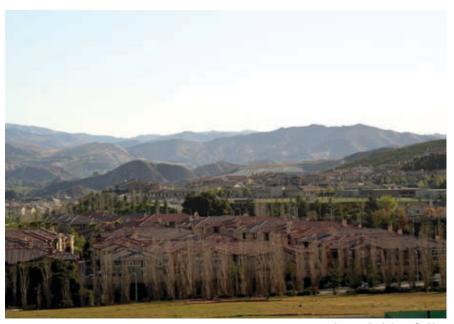
#### I. SPECIFIC PLANS

A Specific Plan is a tool used for planning large scale projects, typically intended to be developed over a lengthy period of time or in specific phases. Applications for a Specific Plan are to be processed pursuant to Government Code Section 65450. A Specific Plan provides assurances that over time the rules and regulations for development will not be changed for the site. In exchange for this certainty, Specific Plan agreements frequently mandate a greater level of community amenities, superior design, and an innovative site layout as a means to create a more desirable living environment than could otherwise be achieved through the conventional subdivision process. The Specific Plan

enables the County and developer to assemble, in one package, a set of land use policies, standards, regulations, and implementation programs tailored to the unique characteristics of a particular site. The intensity and type of land uses permitted in an area designated as a Specific Plan are determined by the specific land use designations and standards of the Specific Plan.



Newhall Ranch Specific Plan - Source: Newhall Land and Farm



Canyon Park Specific Plan

#### **Land Use Policy Considerations**

There are several land use policy considerations that must be taken into account when making planning and development decisions in the County. The following discussion summarizes these considerations:

#### **Land Use Versus Zoning**

Although they are intrinsically related, there are several important distinctions between the role of land use policies and that of zoning and subdivision regulations. The General Plan sets forth basic land use policy, whereas zoning and subdivision regulations are tools to implement General Plan policies. In addition, the California Environmental Quality Act (CEQA) affects land use planning by evaluating the impacts of development on the environment.

As the General Plan is designated to provide general land use policy for the County, the Land Use Element does not discuss the County's zoning and subdivision codes in detail. Where appropriate, specific code citations are included to help clarify General Plan goals and policies. The entire Los Angeles County Municipal Code can be accessed from the Department of Regional Planning's website at http://planning.lacounty.gov/.

The differences between land use policy, zoning, subdivision regulations, and CEQA are as follows:

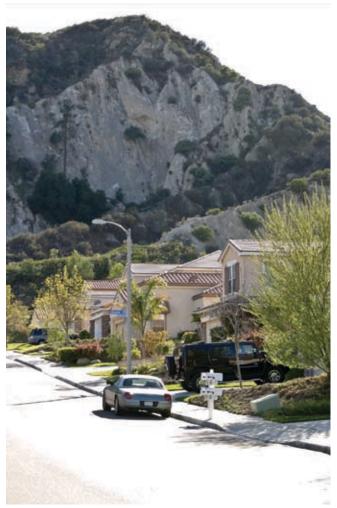
- Land Use Policy: Land use policy establishes the basic type and intensity of uses permitted by the General Plan for each land use category, including the overall maximum density for residential development and maximum intensity of development for commercial and industrial uses.
- Zoning and Subdivision Regulations: Zoning and subdivision regulations set the specific standards that govern the division and use of individual parcels of land, including such factors as the minimum size of parcels, lot configuration, access, height restrictions, and front, side- and rear-yard setback standards for structures. For new development projects, the zoning designation must be consistent or brought into consistency with the land use category. The County's Zoning and Subdivision Codes are General Plan implementation tools that provide much greater detail on allowable uses and establish the review procedures by which local government decision makers decide on land use proposals.
- **CEQA:** The California Environmental Quality Act is implemented by the County during the land use planning or permitting process. The basic purposes of CEQA are to 1) Inform governmental decision-makers and the public about the potential significant environmental effects of proposed development activities; 2) Identify ways that environmental damage can be avoided or significantly reduced; 3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures, and 4) Disclose to the public the reasons why a governmental agency approved a project in the manner the agency chose if significant environmental effects are involved.

#### **Allowable Land Uses**

Land use designations and zoning standards are not the sole determinants of the type of uses appropriate for or which may be approved on a given parcel of land. The applications of density bonuses, or the requirements of other regulatory agencies with jurisdiction over the property, may significantly affect the allowable use and intensity of development. To determine what may be allowed on any given parcel requires a review of several factors and consultation with a County planning official is highly recommended, and for some projects, required.

#### **Land Use and Zoning Consistency**

The General Plan establishes the proposed long-range general use of land. In contrast, the Zoning Code and Zoning Map indicate the specific type of land use that the property is currently suited for based on existing conditions. The Zoning Map is subject to continuous amendments so that land, over time, will gradually and systematically be rezoned to be consistent with the planning policies and long-range objectives of the General Plan. Furthermore, any inconsistencies arising from the updated General Plan will not be subject to the provisions of non-conforming uses until such time as future land use planning updates, zoning updates, or community-based planning efforts amend County land use maps.



Stevenson's Ranch is a product of the County's Subdivision Code

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Upon adoption of the General Plan, or as community-based plans are implemented or updated, any parcels that have been subject to a change in land use or zoning that has resulted in a non-conforming use will not be subject to penalty for a grace period lasting until:

- A project is brought forward that triggers recognition of the non-conforming use. For these cases, projects will be brought before the Regional Planning Commission for public hearings where land use determinations will be heard and decided.
- 2. A zoning consistency program is completed after adoption of the General Plan or a community-based plan. Each zoning consistency program will involve extensive community outreach, public participation in land use and zoning planning designations, and public notification.
- 3. Additionally, projects that have been filed with the County AND approved no later than six (6) months later of will not be subject to any land use or zoning changes related to the General Plan update or the creation or update of a community-based plan.

# Land Use Maps for Unincorporated Areas without a Local Plan

Appendix II also contains 37 land use policy maps that represent the unincorporated communities in the County without a community-based plan. The County is committed to providing community-based plans for all of the unincorporated areas of the County. The Community-Based Planning Program, described in detail at the end of the Land Use Element, summarizes the program to implement this commitment. The 37 land use policy maps in Appendix II will be the adopted land use maps for these communities, and will serve as the foundation for the community-based planning process that will be initiated in these areas.

For further information on County land use maps and other detailed maps from the General Plan, the Department of Regional Planning provides interactive land use maps and mapping features for use by the public through its website at http://planning.lacounty.gov/intGisMaps.htm.



The unincorporated communities with localized planning documents such as Area Plans, Community Plans, and Local Plans have their own land use designations and corresponding land use policy maps. These maps and their varied land uses are contained in Appendix I, Los Angeles County Land Use Policy Maps, and can be accessed through the Department's public website at http://planning.lacounty.gov/luz.htm.

Figure 3.2 is a generalized land use policy map for the entire unincorporated County. All community-based land use plans and the General Plan land use categories have been consolidated to show the broad land use distributions in the unincorporated County.

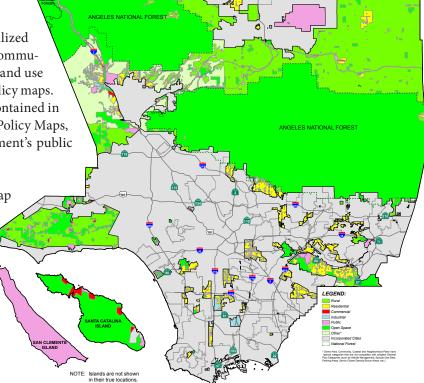


Figure 3.2: Generalized Land Use Policy Map for Unincorporated L.A. County



Smart Growth - Mixed Use Areas Source: City of Santa Clarita

# **V. STRATEGIC LAND USE POLICY**

The General Plan promotes a flexible and innovative agenda for land use planning in the unincorporated County areas. The County is committed to maintaining a high quality of life for the residents and businesses in the County, and is dedicated to working with communities to create vibrant, livable neighborhoods.

The Department of Regional Planning utilizes the most current and innovative planning practices in order to create quality communities throughout the unincorporated County. The County recognizes the importance of innovative planning strategies in addressing land use issues and community needs, and provides the foundation for their further implementation through community plans, specific plans, zoning ordinances, and implementation programs.

In addition to promoting a progressive set of land use strategies, the Land Use Element provides direction for more specific land use planning and decision-making activities within unincorporated areas of the County. While recognizing the role of adopted area and community plans in regulating local land use and transportation patterns, the General Plan Land Use Element provides guidance for the resolution of specific issues when one of the following conditions exist:

- The specific issues involved, individually or collectively, constitute a regional land use concern; and,
- No adopted local plan covers the area in question or addresses the issue at hand.

#### **County Land Use Three Point Plan**

The following section outlines the land use strategies and policy tools the County utilizes to meet its land use goals and objectives. The County's land use strategies are divided into three overarching themes:

- 1. S mart Growth;
- 2. Environmental Management; and,
- 3. Healthy & Livable Communities.

#### 1. SMART GROWTH

Smart growth in unincorporated Los Angeles County refers to the practice of promoting compact, sustainable, self-sufficient, walkable, and orderly land use development. With a planned, managed and smart approach to growth, the County believes it can effectively address environmental and social concerns, while simultaneously planning for more efficient and effective development practices.

Smart growth in unincorporated Los Angeles County calls for using different strategies that will represent the best outcomes for each individual community. For example, smart growth in the County's southern basin involves increasing residential and commercial densities along designated



Smart Growth - Residential Infill Development

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transit corridors, encouraging infill activity and economic investment, and protecting existing community character. For the unincorporated areas in the North County, smart growth involves preserving the rural nature of the region's small communities, protecting agricultural areas from non-agricultural land uses, fostering a balance between jobs and housing, and ensuring commercial services meet the needs of a growing population. One primary objective of practicing smart growth over the whole geographic area of the County is the protection and preservation of the County's natural resources, while ensuring that growth and development in the County meets the social and economic needs of its residents and businesses.

#### **County Smart Growth Principles**

The following principles demonstrate the general intent of the County's strategy for smart growth. These principles are incorporated into the goals and policies of each element of the General Plan.

- Promote traditional neighborhood development patterns that utilize smart growth practices,
  Leadership in Energy and Environmental
  Design (LEED), and Low-Impact Development (LID) principles in the expansion
  and development of new urban areas of
  the County;
- Prioritize development of vacant and underutilized parcels within the County's existing urban areas;
- Concentrate development along existing public transit corridors;
- Increase density along public transit corridors and within a quarter mile radius of transit hubs;
- Protect the character of the County's rural areas and communities by discouraging sprawl-like and leap-frog type development;
- Promote neighborhood and community development that incorporates compact streets, a mix of uses, and multimodal infrastructure;

- Preserve open spaces in a manner that contains development within existing developed areas, protects the integrity of rural community boundaries, and maintains the environmental functions of the County's sensitive ecosystems; and,
- Improve the jobs-to-housing balance of unincorporated communities..

**Figure 3.3** is a graphic representation of how the County plans to implement its Smart Growth strategies, called the Environmental Constraints and Development Suitability Map. The County of Los Angeles recognizes the urgent need to reconcile the conflicting demands between the conservation of its diverse natural resources, the need to protect residents and businesses from hazards, and the expansion of urban and suburban development. Careful planning and stewardship by County officials is needed to maintain the physical and natural amenities that make Los Angeles County a desirable place to live.

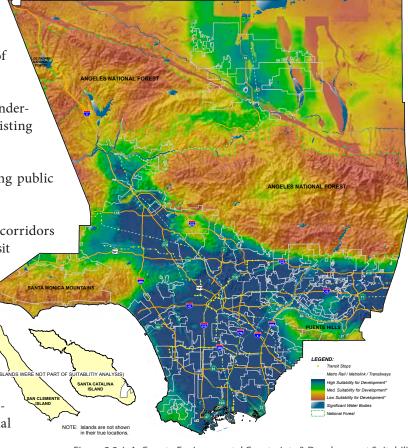


Figure 3.3: L.A. County Environmental Constraints & Development Suitability

Long-range planning allows the County to responsibly manage future development, which is necessitated by continued population and economic growth. As such, the Los Angeles County Environmental Constraints and Development Suitability Map was created to identify those areas in the County where future development is most suitable. The development suitability index utilizes a combination of environmental constraints, such as proximity to natural resource and natural hazard areas, as well as devel-

opment criteria including proximity to public transit, public services, and infrastructure, to help planners, County officials, and residents make informed and efficient land use decisions. In short, the Suitability Map highlights the areas in the County most appropriate for new population, residential, and economic growth while simultaneously preserving the County's open spaces and natural resources.

The County's land suitability model utilizes an integrated Geographic Information System (GIS) approach to take a quantitative, comprehensive, and multi-criteria approach in evaluating the suitability for future land use development in the County. The criteria used to measure an area's level of suitability for development was based on the following factors (the full methodology and measuring analysis can be found online at the General Plan Section of the Department of regional Planning's website at <a href="http://planning.lacounty.gov/spGPMain.htm">http://planning.lacounty.gov/spGPMain.htm</a>):

- Proximity to California's Fault Trace zones;
- Proximity to 100-year (FEMA Q3) flood zones;
- Proximity to lakes, reservoirs and major rivers;
- Proximity to non-channelized streams or river beds;
- Proximity to California Natural Diversity Database identified species;
- Location within Significant Ecological Areas (SEAs);
- Proximity to wildlife corridors;
- Location within seismic zones;
- Location within Hillside Management Areas;
- Location within Agricultural Opportunity Areas;
- Proximity to freeways;
- Proximity to highways or major arterials; and,
- Proximity to public transit.

In his landmark book, *Design with Nature*, lan McHarg proposed the simple notion of asking the land itself where are the best sites for development. He popularized the technique of preparing overlay maps of various environmental characteristics with their assorted developmental constraints and combining them to create a composite map of their cumulative effects that revealed varying degrees of environmental importance, and conversely, development suitability.

#### **Smart Growth Strategies**

The following strategies and policy actions are used to implement the County's goal of achieving Smart Growth land use planning:

- **A.** Infill development;
- **B.** Appropriate densification;
- **C.** Mixed use development;
- **D.** Transit oriented development;
- **E.** Housing development;
- **F.** Jobs-to-housing balance;
- **G.** Brownfield redevelopment; and,
- **H.** Technology.

#### A. Infill Development

Infill development focuses development on sites within already established communities and districts and away from undeveloped and open space areas. Infill development serves many purposes, but primarily, it targets growth in areas with existing infrastructure and provides alternatives to the suburban sprawl-like growth patterns that often creates disproportionate environmental, social, and public health impacts. The County strongly encourages development and economic investment in communities with readily available infill opportunities.

#### **B. Appropriate Densification**

Densification policies in unincorporated County areas aim to focus development to under-utilized urban residential, commercial, or industrial parcels. Most commonly, the intensification of density applies to projects that are allowed to develop at densities that equal or possibly exceed those of adjacent parcels.

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Mixed Use Development

Specifically related to residential parcels, the General Plan encourages the intensification of density for under-utilized parcels in areas that have an urban residential land use classification and are not covered by an area or community plan, subject to conformance with the following criteria as determined through ordinance and discretionary review:

- The proposed project enhances the surrounding area and assists in meeting community and County housing goals;
- The proposed project site is of sufficient size to accommodate design features and zoning requirements (e.g. setbacks, landscaping, buffering, post-construction Best Management Practices (BMPs)) necessary to ensure proper integration in the surrounding area;
- The proposed project minimizes the impacts of traffic, parking, and runoff;
- The proposed project conveys a high level of design that complements the surrounding neighborhood in terms of scale, design, and siting;
- The proposed project provides appropriate transitions from areas of differing intensity; and,
- The proposed project density is directly correlated to its proximity to available or planned public transportation.

#### C. Mixed Use Development

Mixed use development is a traditional form of development that encourages the clustering of residential and commercial services at a neighborhood or district level. The County believes that mixed use development can provide many positive land use benefits, such as reducing the need to drive for errands and shopping, expanding the variety of housing types, creating a sense of identity and neighborhood character, promoting infill development, and fostering economic revitalization.

The County encourages the use of mixed use development around major transportation hubs such as the County's transit oriented districts, along commercial corridors, and other unique areas as established by community plans and zoning ordinances through the following procedures:

- **County Mixed Use Ordinance:** The County allows mixed use development in five Commercial zones with appropriate development limitations and standards and a streamlined permitting procedure.
- Overlays: The mixed use land use overlay identifies districts and corridors in unincorporated County communities where mixed use development is presently occurring or where it could occur in the future, based on conditions such as population density, infrastructure, proximity to transit, and community character. Implementation action programs will provide bonuses

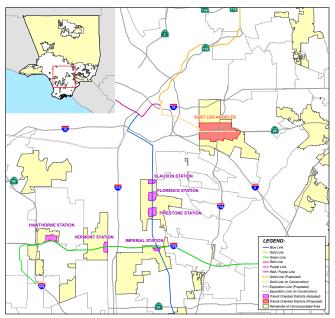


Figure 3.4: TOD Districts in Unincorporated County Areas



The City of LA's TOD at Hollywood and Western

and streamlined procedures to incentivize mixed use development in these overlay zones, including community specific programs that tailor the design, density, and intensity of mixed use developments to fit within the existing character of that community.

#### D. Transit-Oriented Development (TOD)

TOD refers to the design and creation of compact, walkable communities built around mass transit stations. This type of development generally consists of high-density, mixed use buildings concentrated within a one-quarter to one-half mile radius around a transit stop. Traditionally, these transit stops are built around commuter, light rail, or subway train based mass transit, but can also include bus stations and depots. The intended purpose of TODs is to increase transit ridership, decrease automobile dependency, develop a pedestrian-friendly environment, cluster services and development, and to create vibrant, livable communities.

The County strongly encourages TOD development along its major public transportation corridors. The County Transit Oriented Districts Ordinance specifically designates the location and development criteria for six separate TOD districts. These districts, all within the unincorporated areas of the County, are located along the Blue and Green light rail lines operated by Metro (see **Figure 3.4**). Along the Blue Line, districts have been established at the Slauson, Florence, Firestone, and Imperial stations. Along the Green Line, districts have been established at the Vermont and

Hawthorne stations. Each TOD zoning district has been crafted for its specific neighborhood context, including parking reductions, height, bulk, and use restrictions that help to give each TOD a unique identity.

Future TOD districts are anticipated for the extension of the Gold Line light rail in East Los Angeles. The County will also research the potential of further expanding TOD districts to include communities along Metrolink rail lines and major bus routes. Further information on the County's Transit Oriented Districts can be found on the Department of Regional Planning's website, located at http://planning.lacounty.gov/.

#### E. Housing Development

Los Angeles County continues to have a housing shortage, which adds significant burdens to the middle class, the workforce, senior citizens, and those living in poverty. The Housing Element, mandated by State law, must adequately plan to meet the existing and projected share of the region's housing needs. The Housing Element is also an opportunity to reassess the County's housing-related goals and objectives with respect to a wide range of housing-related program initiatives. Such initiatives include programs to reduce unnecessary regulatory barriers to housing, funding and facilitating the development of affordable housing, addressing the housing needs of special needs populations, ensuring fair housing, preserving the County's affordable housing stock, and providing rental assistance and supportive housing opportunities to the homeless.

The Housing Element addresses the housing needs of residents of all income levels and evaluates the availability of a diversity of housing types, including those with special housing needs. Per the Housing Element, special needs populations include the elderly, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless.

The Housing Element, which is adopted separately from the General Plan, includes a detailed discussion on affordable housing and special needs housing, and describes a variety 1

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of mechanisms that may be employed to encourage the provision of critically needed housing units. The Housing Element consists of the following components: an analysis of existing and projected needs; an inventory of vacant and underutilized sites; an analysis on housing constraints; and a description of County housing programs and policies. Further information on the Housing Element can be found on the Department of Regional Planning web site at http://planning.lacounty.gov/.

#### Residential Development

The General Plan residential land use classifications on land use policy maps are intended to describe dominant housing characteristics and permitted

density ranges. Within areas with adopted area and community plans, those land use policy maps serve to refine these generalized classifications and establish more specific density standards and conditions for development. Where no such local plan exists, the allowable units established by the General Plan will guide decision-making relative to specific residential development proposals.

The exception to this is for affordable housing and senior citizen housing. The General Plan policy strongly supports the provision of critically needed housing of varying levels of affordability for, but not limited to, extremely low income (30% Area Median Income (AMI)), very low (50% AMI), lower (80% AMI), moderate income households (120% AMI), and senior citizen housing. In support of this policy emphasis, the General Plan proposes the application of density bonuses and incentives, the expediting of permits, and other programs designed to stimulate the production, as well as the preservation, of affordable housing and senior citizen housing by both public and private sectors.

#### F. Jobs-to-Housing Balance

An important component of sustainable communities and sustainable land use is having a jobs-to-housing balance. The jobs-to-housing balance is a measure that is reached by working toward increasing opportunities for people to work and live in close proximity as to reduce long commutes that are costly both economically and environmentally.



Affordable Housing is Primarily a Supply and Demand Issue

The jobs-to-housing balance is a quantifiable measure, which is simply the number of jobs in a community divided by the number of housing units in that community. So, a community with far fewer jobs than residences would have a low jobs-to-housing ratio. Communities with a high jobs-to-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-to-housing imbalance. For example, in downtown Los Angeles there is an imbalance because more people commute into the area than live, and conversely in Santa Clarita, there is an imbalance because more people commute out of the area to find work.

Although there is no absolute measure for what constitutes a perfect jobs-to-housing balance, the General Plan supports policies and actions that increase the ratio of jobs to residences in unincorporated communities.

#### G. Brownfield Redevelopment

Brownfields are former industrial or commercial sites that are abandoned or under-utilized due to real or perceived environmental contamination from previous or current uses. These sites primarily exist in urban areas, and as such have significant redevelopment potential. The County strongly encourages the remediation and redevelopment of all brownfield sites in its jurisdiction, as brownfield redevelopment presents the County with valuable opportunities to redevelop sites for new industries and employment sectors, to increase housing and commercial infill development, and

to promote joint public-private development efforts while simultaneously eliminating environmentally damaged sites in unincorporated County communities.

The costs and liability associated with the remediation of brownfield sites acts as a deterrent to redevelopment. Existing legislation limits the liability of existing or future owners of brownfield sites, and places the burden of the remediation costs on the past polluters of the site. There are several programs to fund clean-up efforts of brownfield sites in Los Angeles County:

- The U.S. Taxpayer Relief Act of 1997: Created a tax incentive for the redevelopment of Brownfield sites.
- **Community Facilities District (CFD):** California State Law permits CFDs to levy special taxes and issue bonds to provide funds for site cleanups.
- California Local Cleanup Agreements Program: Formally recognizes local agency cleanup programs and allows local health agencies to enter into written agreements to supervise cleanups, set cleanup goals, and provide certification of cleanup completion.
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA): CERCLA developed a National Priorities List (NPL) of hazardous and toxic waste sites throughout the U.S. to guide remediation



Brownfield Slated for Redevelopment, Whiteside



A Jobs to Housing Imbalance Generates Congestion

and clean-up efforts of brownfield sites. In 1986, the Federal Government refined CERCLA with the Superfund Amendments and Reauthorization Act (SARA) which increased CERCLA's funding, public participation, and enforcement powers.

Data on the number of brownfield sites in unincorporated Los Angeles County is provided by the California Department of Toxic Substances Control (DTSC) EnviroStor public web site, which provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. The County strongly encourages the cleanup and redevelopment of all of the brownfield sites in its jurisdictional areas.

#### H. Technology

The Department of Regional Planning is positioning itself to be a leader in utilizing the latest technology to facilitate its planning endeavors. The Department continually relies on data and technology to provide support for its land use policies and development decisions. The following programs represent the Department's commitment to technology and smart growth planning:

#### **Geographic Information Systems (GIS)**

The Department of Regional Planning has used GIS technology for nearly 20 years. Today, GIS technology is becoming the foundation for all data management activities in the Department. All of the maps and GIS web mapping

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applications created for the General Plan Update program were developed using GIS. These maps are the foundation for providing policy information to all Departmental staff, other departments, the general public, and the decision-making bodies of the County.

GIS-NET was the first application from the Department of Regional Planning that provided planning and zoning information to the public via the web. GP-NET was created to show proposed General Plan land use layers in a format that was interactive and easy to use for constituents. In addition, scanned tract and parcel maps, historical maps, zone change ordinance maps, and information about cases are available to staff through the GIS web mapping applications.

Los Angeles Region – Imagery Acquisition Consortium (LARIAC)
Aerial imagery provides numerous benefits to local and regional governments, such as floodplain mapping, transportation highway mapping and planning, environment and natural resource management, economic development and recruitment, education and research, search and



Ortho aerial imagery with parcels, zoning, and elevation contours



GIS-NET provides interactive mapping capabilities

rescue, multi-hazard threat applications, and various other emergency readiness, response, and recovery operations. Recognizing the growing value of geographic aerial imagery, the Department of Regional Planning, the Chief Information Office, and County Counsel formulated a program to acquire a set of imagery for a group of organizations willing to share the cost of acquisition. The LARIAC Program was established to acquire high resolution digital aerial imagery and digital terrain datasets (4" color orthogonal, 4" color infrared, 6" color oblique, digital terrain datasets derived from LiDAR, and 2' elevation contours) for the entire county. The project has successfully gained the participation of 10 County Departments, 31 municipalities and other public agencies. The LARIAC Program represents a model in regional cooperation that improves the quality, access, and cost-effectiveness of high resolution digital aerial imagery and digital terrain datasets. The data acquired has enabled all participating jurisdictions the ability to leverage this key geographic information asset for numerous decision support business applications, which has assisted in the effective and efficient delivery of services.

#### 2. ENVIRONMENTAL MANAGEMENT

Environmental Management strategies are a strong component of the County's sustainable planning practices. As the County continues to grow, it is important that planning

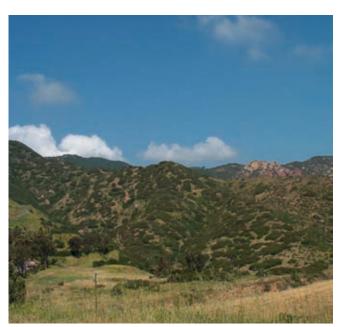
address the need to provide areas for housing development and economic activities while simultaneously preserving the important natural amenities in the region. The following land use policies, regulations, and programs are utilized by County officials to achieve sustainable Environmental Management practices:

- Special environmental management areas regulation;
- Hazard and safety area regulation;
- Transfer of development rights (TDR) program;
- · Land banking program; and,
- Mitigation banking.

#### A. Special Environmental Management Areas

Special Environmental Management Areas require regulated management practices due to the presence of natural resources, scenic resources, or identified hazards. Adherence to special criteria for development in these areas is necessary to prevent loss of life, property, and to protect the natural environment. The County strongly encourages that minimal development occur in Special Environmental Management Areas.

Discretionary development in Special Environmental Management Areas will be evaluated based on the following factors:



Open Space

- **Compatibility:** It shall be demonstrated that the subject property is capable of supporting the proposed development without increasing exposure to significant natural hazards or degrading identified critical natural resources. It shall further be established that access to the site is adequate to serve the intended use and that the provision of necessary services and facilities will not result in undue public costs.
- Alternative Uses: In the event that development other than that provided for in the land use designation or the underlying zoning classification is proposed, the appropriateness of the proposed project will be subject to discretionary review and finding.
- Conditions, Design and Site Plan Review: The appropriateness of a specific development proposal, in terms of suitability, scale, design, and character will be assured through the review and approval of a specific site plan, with conditions established as necessary through normal zoning or land divisions procedures. This review process will look at factors that include:
  - Whether a project conforms to General Plan policy;
  - Whether a project minimizes impacts on the environment, traffic, parking, runoff, and other factors as needed;
  - Whether the project conveys a high-level of design that complements adjacent uses in terms of scale, design, and siting; and,
  - Whether the project site can meet zoning requirements, such as setbacks, buffering, access, and others.

The Special Environmental Management Areas in the County are:

#### 1. Open Space Areas

The County encourages the preservation of its designated open space areas in perpetuity. Open space policy is thoroughly discussed in the Open Space, Parks and Recreation section of the Conservation and Open Space Element.

#### 2. Significant Ecological Areas

General Plan policy promotes the conservation of Significant Ecological Areas (SEAs) in as viable and natural a condition as possible, without prohibiting development,

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Hillside Management

while ensuring biotic connectivity. General Plan policies related to SEAs are influenced by major factors, including federal and state law, public input and most importantly, a continued loss of biotic resources within the County. Further information on SEAs can be found in the Biological Resources section in the Conservation and Open Space Element.

#### 3. Hillside Management

It is the intent of General Plan policy to protect resources in hillside management areas from incompatible development. Hillside Management Areas are mountainous or foothill terrain with a natural slope of 25 percent or greater. Further information on Hillside Management can be found in the Scenic Resources section in the Conservation and Open Space Element.

#### 4. Agricultural Opportunity Areas

Agricultural Opportunity Areas (AOAs) include large contiguous land areas that are currently devoted to agricultural production, have been historically used for agricultural uses, or that are highly suitable for agricultural use due to the presence of favorable growing conditions such as climate, soils, and irrigation. The intent of General Plan policy is to protect such resource areas from the intrusion of incompatible uses that conflict with or preclude viable agricultural activity. Agricultural resources are more specifically addressed in the Agricultural Resources section of the Conservation and Open Space Element.

#### 5. National Forests

The Los Padres and Angeles National Forests encompass nearly 650,000 acres of land within Los Angeles County. The U.S. Forest Service prepares and periodically updates a Land and Resources Management Plan as a policy guide to the use of lands under their jurisdiction. Within the boundaries of the National Forests, nearly 40,000 acres are privately owned. For these parcels, commonly referred to as "in-holdings", the County retains responsibility for land use regulation. It is the intent of the General Plan that these privately-owned parcels should be regulated in a manner consistent with the overall mission and Management Plans of the National Forests, as established by Congress. National Forests are more specifically addressed in the Biological Resources section of the Conservation and Open Space Element.

#### 6. Coastal Zone

In accordance with the California Coastal Act, Los Angeles County prepared two local coastal programs (LCPs) and is preparing a third for the unincorporated areas that lie within the state-designated coastal zone. These areas are Santa Catalina Island, Marina del Rey, and the Santa Monica Mountains Coastal Zone. Santa Catalina Island and Marina del Rey have LCPs certified by the California Coastal Commission; therefore, these LCPs are part of the General Plan. The LCPs establish detailed land use policy and development standards within their respective coastal zone segments. Prior to certification of a local coastal



Agricultural Opportunity Area, Leona Valley

Mineral Resource Area, Baldwin Hills

program, specific development proposals are reviewed by the County for consistency with the General Plan or relevant area plan, but the authority to approve projects and issue development permits lies with the California Coastal Commission.

#### 7. Mineral Resource Areas

Mineral resources are commercially viable mineral or aggregate deposits, such as sand, gravel, and other construction aggregate, as well as crude oil and natural gas deposits. The County's Mineral Resource Areas reflect the State of California Geological Survey's identified deposits of regionally significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZs) and oil and gas resources. The General Plan encourages the protection of the County's mineral resource areas, as well as the implementation of compatible land use areas surrounding and adjacent to these undisturbed deposits. It further encourages that these areas, once depleted, remain undeveloped unless safely remediated to appropriate standards for residential use. Mineral resources are more specifically addressed in the Mineral and Energy Resources section in the Conservation and Open Space Element.

#### 8. Cultural Resources

Cultural heritage resources include historic buildings, structures, Native American artifacts or sites, and districts of historical, architectural, archaeological, or paleontological significance. Cultural heritage resources officially recognized by the California Office of Historic Preservation or identified in authoritative surveys of archaeological societies, historical societies, or academic studies are integral parts of the built and natural environments and must be considered in County land use actions. The intent of the General Plan is to protect the County's cultural heritage resources. Cultural resources are more specifically discussed in the Historical, Cultural, and Paleontological Resources section of the Conservation and Open Space Element.

#### B. Hazard and Safety Areas

There are several identified and mapped natural hazard areas in the County that contribute to Environmental Management practices that guide land use decision-making. The intent of General Plan policy is to minimize the potential loss of life and property from potential hazardous events within these identified areas through restrictions and mitigation. Strategies and programs for minimizing risks in the following hazard areas are thoroughly discussed in the Safety Element of the General Plan.

#### 1. Fire Hazard Areas

Los Angeles County is subject to the threat from urban fires, and especially wildland fires due to its hilly terrain, dry weather conditions, and the nature of its vegetation. In conjunction with the Forestry Division of the County Fire Department, woodland and brush areas with high fire potential have been identified as Very High Fire Hazard Severity Zones.

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#### 2. Flood Prone Areas

Areas subject to substantial flood hazard as determined by the Department of Public Works have been identified as Flood Zone Areas. This classification includes both the watercourse itself and adjacent areas subject to overflow of flood waters during major storms.

#### 3. Seismic Prone Areas

Earthquake Fault Zones, depicted on the Los Angeles County Seismic Hazards Map reflect both the active and potentially active faults identified in the countywide Safety Element, and the more detailed fault mapping prepared by the California State Division of Mines and Geology under the provisions of the Alquist-Priolo Earth-

quake Fault Zones Act (California Public Resources Code, Division 2, Chapter 7.5).

#### C. Transfer of Development Rights (TDR)

With growing pressure on the County from urban expansion, open spaces have become a precious commodity for both developers and open space preservation advocates. Land in production for farming is also threatened by development pressure, creating a growing disconnect between



Flood Prone Areas Are Used for Groundwater Recharge



A Large Portion of the County is at Risk of Fire

farmers and consumers. A County Transfer of Development Rights (TDR) program would seek to limit development on natural and open spaces by creating a market-based system that allows landowners in the rural areas of the County to sell their development rights as credits and/or density bonuses to infill sites, revitalization areas, or redevelopment projects in more urbanized areas of the County.

County policy seeks to steer development away from the urban fringe, and back into infill, revitalization, and redevelopment projects on urban lands with existing infrastructure. In a TDR program, landowners in designated rural areas or "Sending Areas" are allowed to sell the right to develop their land to landowners and developers in urbanized areas or "Receiving Areas", which will be indicated geographically on County land use maps. These "credits" give rural landowners an incentive to not develop their land and preserve its rural, open space character while subsidizing urban development. The "Receiving Areas" of the County are chosen in conjunction with General Plan policies that increase housing densities along existing public transportation corridors, reduce vehicle trips and miles traveled, preserve open space and agricultural lands, and promote urban revitalization in mixed use or transit oriented districts. The initiation of a County TDR program will be accomplished through Implementation Action LU 2.1.

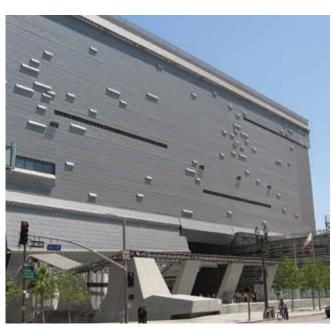
#### D. Land Banking

An alternative to a TDR program is the practice of Land Banking. Land Banking is the act of buying land within the path of development at a premium before it reaches its maximum market value. Land Banking can be done speculatively and by non-profits and/or government agencies.

Many non-profit conservancies within the County practice Land Banking. These conservancies buy land, particularly in areas with significant ecological, biological, and topographical value, and then apply deed restrictions and/or covenants on the land that preserve it as open space in perpetuity. When a government agency practices Land Banking, it is done with the intent of having a larger say in the type of development that occurs on this land. While some lands within a land banking program could be set aside as open space in perpetuity or to create "green belts", others could be developed with stringent development standards. This initiation of a County Land Banking program will be accomplished through Implementation Action C/OS 4.2.

#### E. Mitigation Banking Policy

There are a number of ways in which a development project may be required to mitigate for unavoidable significant impacts to the natural environment such as dedication of open space, restoration efforts, or re-vegetation. However, there are times when the mitigation opportunities on the project site do not constitute sufficient 'in-kind' mitigation. The County's mitigation banking policy is a vehicle whereby



Caltrans Headquarters is LEED Silver

mitigation may be achieved off-site through dedication of land, with 'in-kind' biological resources, to a state or local entity, to be held as open space in perpetuity. Projects outside of a Significant Ecological Area would be eligible to purchase land within a Significant Ecological Area as mitigation for unavoidable impacts to biological resources. The optimal realization radius for "in-kind" mitigation is two (2) miles, when feasible. This initiation of a County Mitigation Banking policy will be accomplished through Implementation Action C/OS 4.2.

#### 3. HEALTHY & LIVABLE COMMUNITIES

The ultimate objective of all County planning policies is to create healthy and livable communities that provide a high quality of life for the County's residents and businesses. An important part of reaching this objective is to provide and encourage innovative and flexible planning practices that foster community development and livability while recognizing the individuality and diversity of each County community.

To this end, County land use policy supports practices and strategies that ensure each community can meet its social, economic, and environmental needs. The following land use policies support the County's objectives for healthy and livable communities:

- **A.** "Green" Planning;
- **B.** Environmental justice;
- **C.** Public health in land use planning; and,
- **D.** Community design.

#### A. "Green" Planning

Green planning involves a comprehensive approach to planning that uses goals, polices, and implementation strategies that achieve sustainable community development. The County is aggressively pursuing programs and practices that will position its departments and agencies to be leaders in green planning, and will allow the Department of Regional Planning to guide future community level planning toward desired sustainable outcomes. Examples of the most prominent "green" programs include:

#### **LEED Green Building Standards**

The Leadership in Energy and Environmental Design (LEED) green building rating system, developed by the United States Green Building Council (USGBC), is a national standard for the design, construction, and operation of

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green buildings. Green buildings are distinguished from other buildings by their holistic approach in promoting a sustainable built environment. In particular, LEED concentrates on sustainable site development, water savings, energy efficiency, the selection of recycled or local materials, and indoor environmental quality. LEED provides a set of standards for numerous building projects including new commercial construction and major renovations, existing building operations and maintenance, commercial interiors, core and shell development, single-family homes, schools, neighborhood development, and site design for multiple buildings.

On January 16, 2007, the Los Angeles County Board of Supervisors passed a motion that required future construc-

tion of all County buildings over 10,000 gross square feet to meet LEED Silver or equivalent standards. This motion also began an internal review of the County's building, zoning, and subdivision codes to become LEED compliant. Due to its national prevalence and its evolving and consensus based rating system, the LEED approach was specifically addressed by the Board in this motion. Furthermore, the General Plan sets forward several policies to encourage the inclusion of LEED standards in development activities in the County. While the General Plan addresses many sustainable practices in building and development, LEED standards and certification can provide a single source to accomplish many of these sustainable goals. These goals include promoting green building practices, expanding the use of permeable surfaces and green roofs, preserving open spaces, promoting walkable communities, expanding the use of transit-oriented and mixed use developments, increasing on-site energy generation, and maximizing water conservation.

#### Low Impact Development (LID)

LID is an ecosystem-based approach to stormwater management that utilizes on-site Integrated Management Practices (IMPs) to mimic a site's predevelopment hydrology. LID uses design techniques, such as maintaining recharge areas, buffer zones, open spaces, and drainage courses. It also utilizes

The Department of Regional Planning utilized SCAG's Compass Blueprint and 2% Strategy growth vision for the development t of the goals, policies, and implementation action programs in the General Plan. The 2% Strategy proposes that local governments implement the following strategies:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed-use development and walkable, "people-scaled" communities.
- Providing new housing opportunities, with building types and locations that respond to the region's changing demographics.
- Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.
- · Preserving existing, stable, single-family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.

infiltration swales, grading strategies, and open drainage systems to infiltrate, filter, store, and detain stormwater runoff close to its source as opposed to conveying and treating it in large and costly end-of-pipe facilities. LID employs techniques that reduce the use of pipes, ponds, curbs, and gutters in subdivisions and other infrastructure improvement projects.

A recent report completed by the Department of Regional Planning entitled Green Building Program and Low Impact Development (LID) Standards for the Unincorporated Areas of Los Angeles County provides guidance to incorporate three major "green" programs in the County:

• **Green Building:** Pertains to the implementation of LEED standards or similar requirements in the County's development standards for all appropriate or applicable industrial, commercial, and residential development. The report recommends changes to building and zoning codes and will establish baseline standards for energy efficiency, natural lighting, water conservation, the use of recycled materials, on-site energy generation, and indoor air quality.

- Low Impact Development (LID): Pertains to the implementation of LID practices by developing standards for new development and redevelopment projects in the County. The report recommends changes to building and zoning codes and will establish standards for LID compliance.
- **Drought Tolerant Landscaping:** Pertains to the implementation of California native and drought tolerant landscaping in all development and redevelopment projects in the County, and recommends changes to the subdivision and zoning codes that will establish standards for drought tolerant landscaping.

#### **B. Environmental Justice**

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. A goal of the General Plan is to achieve an environmentally just County, where everyone enjoys the same degree of protection from environmental and health hazards, and is provided equal access to the entitlement process.

The guiding principle of environmental justice is to rectify inequitable distribution of environmental burdens, such as pollution, industrial facilities, and distribution centers in a manner that upholds the idea of fair shares.. At the same time, environmental justice helps communities gain access

to environmental goods, such as nutritious food, clean air and water, parks, recreation, health care, education, transportation, and safe jobs. An environmentally just Los Angeles County is a place where:

- Environmental risks, hazards, and public service related environmental services such as trash hauling and landfills are equally distributed with a lack of discrimination;
- Existing and proposed negative environmental impacts are mitigated to the fullest extent to protect the public health, safety, and well-being;
- Access to environmental investments, benefits, and natural resources are equally distributed; and,
- Information, participation in decision making, and access to justice in environment-related matters are enjoyed by all.

Environmental justice efforts have won significant advances in protecting the overall health of communities by preventing the siting of polluting industries and unwanted land uses, ensuring equal regulatory protection, and demanding that communities be involved in the policy-making that affects them. The County is actively working to achieve its goal of environmental justice by focusing on the direct and indirect impacts of land use and planning decisions on living conditions of affected communities, and by integrating environmental justice principles into the goals and policies of the General Plan.



Noise is an Environmental Justice Issue

# C. Public Health in Land Use Planning

Public is addressed in the General Plan due to the growing awareness of how land use development affects public health issues at the community level. Improving the overall condition of the County's public health and well-being through innovative and health-conscious land use planning is a goal of the General Plan. At the national level, the Centers for Disease Control and Prevention (CDC) has underscored the connection between urban planning and public health given the evidence that certain urban design and land use policies significantly increase the amount of time people engage in physical activity. The

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County recognizes the need to focus attention on this important topic, and the General Plan addresses public health issues in nearly every element through its goals, policies, and implementation programs.

Environmental conditions such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination are all influenced by planning and have an effect on public health, particularly disadvantaged populations including minorities, children, and the elderly. Public agencies are taking a fresh look at the impacts of land use, community design, and transportation planning on rates of chronic disease, especially obesity, cardiovascular disease, diabe-

tes, mental illness, and pedestrian injury and fatality.

Within the County, numerous departments work collaboratively to help ensure that policies and programs are in place to protect the public health, safety, and welfare of all residents. As a guide to land use decision making, the General Plan is a powerful tool for addressing health-related issues. For example, the Plan includes policies aimed at:



Common Trash Bins and Sidewalk Paving, Whittier Boulevard



Whittier Boulevard is Illustrative of Community Design Techniques

- Building walkable communities that are not automobile-oriented;
- Maintaining environments that improve physical and mental health, such as sustaining a vibrant park and recreation system, and preserving natural and scenic resources;
- Promoting sustainable development and agricultural practices, including the building of community gardens and the use of hydroponics and organic agricultural techniques;
- Ensuring a reliable source of potable water and appropriate wastewater treatment;
- Requiring the use of healthy materials and building practices and low impact development techniques in construction and development activities; and,
- Mitigating the environmental impacts of development while promoting economic and social opportunities.

By promoting land use development in a manner that can ultimately benefit public health, Los Angeles County is emerging as a leader in this area by creating or enhancing communities in which residents can be physically active, safe, and healthy.

# **D. Community Design**

The County encourages attention to Community Design policies that will help create a "sense of place" and uniqueness within the diverse communities in the unincorporated County. The Community Design section is a practical

reference that can be used by residents, property owners, developers, planners, and County officials in creating a "sense of place" for their neighborhoods and communities. The General Plan recognizes that more precise design criteria for specific districts or neighborhoods will need to be created and implemented through specific plans, area or community plans, community standards districts, zoning regulations and ordinances, and pilot projects. The General Plan Community Design section covers the basics of what constitutes community design, and discusses how community design principles can be utilized by County communities.

# What Is Community Design?

A general County definition for community design is the practice of making sustainable, healthy, and livable communities that adapt to people's social, economic, and environmental needs. What makes "good" community design is, however, entirely dependent on the context and perspective of each individual community. In the case of unincorporated Los Angeles County, for example, "good" community design for rural areas in the northern part of the County would be different from "good" community design for the urbanized communities of south Los Angeles County.

Community design is not necessarily about the design of a specific building or site; rather, it encompasses groups of related elements that when taken together, define a community. Examples of this include designing neighborhood



Community Mural

gateways, streetscape improvements on a commercial corridor, consistent landscaping for major roads and streets, and uniform signage that can designate a special district within a community. Importantly, most successful community design standards build on the characteristics of both the natural and man-made environments that are unique to each community.

# Los Angeles County General Design Principles

The following general principles related to community design are helpful in formulating community design standards for those communities throughout the County that initiate a community design process. Below is a list of guiding principles that may be incorporated into new strategies to achieve community design standards.

# Create a "sense of place" that is unique to the characteristics of each community or neighborhood.

- Identify a unique district in the community or neighborhood, and design standards that will highlight the district as a focal point. Specific strategies can include uniform signage and lighting schemes, or utilizing banners and logos.
- Implement a streetscape program that beautifies sidewalks and alleyways, and coordinates the development of unique standards for street amenities such as trash and recycling bins, paving, and benches.
- Design landscaping standards for major streets and arterials.
- Create visual "gateways" throughout the community that designate to residents and visitors that they are entering a unique place.

# Preserve the natural features within the community.

- Create a trail system that utilizes the natural features of the community.
- Employ the use of buffer zones for transition areas between different land uses.
- Develop a green-belt of open space land to physically define your community.

# Provide for livable, sustainable and healthy communities that create vibrant, social environments for residents and businesses.

- Create design standards for the inclusion of community services and amenities in new development projects.
- Promote density and transit-oriented development in appropriate neighborhoods.

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- Institute a traffic calming program that promotes the creation of landscaped medians, vegetated traffic circles or raised crosswalks.
- Utilize green-building techniques and require LEED certification and Low Impact Development standards in building and neighborhood design.

# Highlight the historic character of the community or neighborhood.

 Create an historic preservation committee to protect existing historic structures and influence the design of new buildings to adhere to a communities historic character.

# Promote architectural standards and design quality for future construction and development.

- Implement a design manual using form-based codes that delineates specific types of architectural styles that the community wants to preserve or cultivate.
- Encourage the stealth development of utilities and undergrounding of utility lines.

# Create innovative programs and policies that promote civic pride and community involvement.

- Develop a mural program to deter graffiti, eliminate blank walls, and express the character of the community.
- Implement a facade improvement program for commercial districts.



Potential Historical Renovation, Whittier Boulevard



Gateway, East Los Angeles Civic Center

- Initiate a tree-planting program.
- Start a community garden program.

# **Community-Based Planning Program**

Community-based planning is founded on the idea that public participation in the planning process effectively encourages land use decisions and development patterns that reflect the consensus of the community. The ultimate objective of community-based planning is to allow residents to feel invested in their neighborhoods and be involved in a process that shapes better communities.

#### Introduction

The General Plan serves the entire unincorporated area of the County by providing general goals and policies that help to achieve countywide planning objectives. As such, the General Plan provides the land use "vision" for the County. Community-based planning allows for more detailed and issue-specific planning that builds upon the General Plan and allows communities to refine land use policy at a local level.

With the General Plan as a guide, the Department of Regional Planning will begin a community-based planning effort to create plans for the unincorporated communities that currently do not have a community or area-level plan, and to update and revise the existing community and area plans in the County. By creating a Community-Based Planning Program in the Los Angeles County General

Plan, the Department is emphasizing its commitment to community-based planning and public participation in all of its planning endeavors for the unincorporated County.

#### **Program Outline**

The Department of Regional Planning, upon adoption of the Los Angeles County General Plan, will initiate a Community-Based Planning Program that will provide each community or collection of communities in the unincorporated County with a long-range community-based plan.

The Community-Based Planning Program ensures that each unincorporated County area or community receives some level of planning. As such, the Community-Based Planning Program is designed to be flexible and encourages cooperation and collaboration amongst residents, community groups, County departments, and other relevant stakeholders so that each plan fulfills both its legal requirements and its civic goals.

The Community-Based Planning Program will involve two major phases. The first phase will divide the unincorporated County into regional planning areas. Each regional planning area will get a foundational plan that summarizes the land use issues, development goals, and any other concerns or opportunities relevant to that region. The regional planning areas planning effort will be completed within two (2) years of the adoption of the General Plan. These regional plans will be updated as needed to keep them accurate and relevant to their respective planning areas. The second phase of the program involves the initiation of community-based plans for the specific communities in the unincorporated County with specialized planning needs, as based on the needs assessment criteria outlined below. These community-based plans will be developed or updated for all unincorporated communities within ten (10) years, and will be updated as needed to keep them accurate and relevant to each unincorporated community.

The 59 individual "urban islands" within the Unincorporated County have never had a comunity-based plan.

#### **Needs Assessments**

Regional Planning staff has established criteria for the implementation and prioritization of community-based plans. Criteria for the order in which community plans will be created or updated is based on several factors, including but not limited to:

- Population changes and other demographic characteristics;
- Population growth, extent of housing shortages, overcrowding, and jobs-to-housing imbalance;
- Geographic size of the community or set of communities;
- Zoning inconsistencies and zoning violations;
- Active community groups;
- Need to preserve the local character of the community;
- Economic conditions and other social indicators;
- · Code violations and enforcement issues; and,
- Amount of development activity and/or development potential.

Using the Needs Assessment Criteria established by the Department of Regional Planning, community-based plans will be completed or updated within five (5) years of the adoption of the Plan where five (5) plans will be wither updated or created each year until every community has an up to date community-based plan. **Table 3.2** represents an alphabetical listing of communities without a plan and for communities with plans and their dates of adoption.

# **Program Components**

The primary objective of community-based planning is to allow for goals and policies that reflect more localized issues. The geographic, demographic, and social diversity of unincorporated County communities will guide the development of each community-based plan, and the goals and policies will represent the long-term planning objectives for each region or community. Each community-based planning effort will be guided by the following components:

• **Community Participation:** The Department of Regional Planning utilizes a thorough and comprehensive approach to the formation of goals, policies, and implementation actions for community-based plans. Most important to each plan is the opportunity for public participation and community feedback. A series of community meetings and outreach events will be

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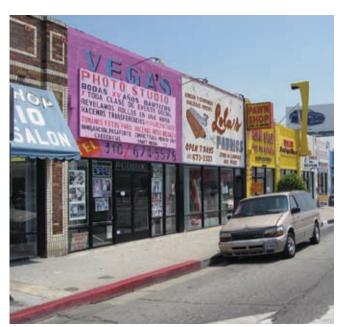
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important components in the development of each community-based plan. Community meetings will involve a variety of activities, such as "visioning" workshops and policy roundtables, which will contribute to the creation of a community-based plan. Each plan will follow a similar process for adoption that will involve public meetings, hearing(s) with the Regional Planning Commission, and finally adoption by the County's Board of Supervisors.

- County Participation: The Department of Regional Planning will seek out the assistance, support, and knowledge of other relevant County Departments during the formulation of community-based plans. At a minimum, the planning process should include, but not be limited to the participation of the Department of Public Works, the Department of Parks and Recreation, the Department of Public Health, the Los Angeles County Office of Education, and other pertinent County Departments from the initiation of the planning process until adoption.
- Inter-Departmental Participation: At the initiation of each community-based planning process, a representative from the Park and Recreation, Public Works, and Public Health Departments will be present to fully integrate the County's resources and knowledge into the Plan and its implementation.



The Lennox Community Needs a Community Plan



**Community Participation** 

- Plan Formulation: Once the community has compiled data and formulated the goals and policies for their planning area, a comprehensive planning document with accompanying land use policy maps will be created.
- Zoning Consistency: An important component of every community-based planning effort will be to address long-standing inconsistencies between land uses and zoning designations. Each community or area plan, in addition to the creation of their own plan, will conduct a zoning consistency analysis with the goal of eliminating zoning-land use discrepancies.

The role of the Department of Regional Planning in the effort to create community-based plans across the County is to guide, assist, and provide professional expertise to community members in creating plans that satisfy the goals of each individual region or community. At the same time, the Department's planning staff will ensure that each community-based plan meets the legal requirements of the State and County Code, and also ensure that plans are consistent with the General Plan or the planning activities of neighboring jurisdictions.

Table 3.2: Unincorporated Communities With and Without a Community-Based Plan

Without a Plan	With a Plan (Year Adopted or Last Updated)
Avocado Heights	Altadena Community Plan (1986)
Del Aire-Alondra Park	Antelope Valley Area Plan (1986)
East Pasadena/East San Gabriel/San Pasqual	Diamond Bar Community Plan (1982)
<b>Eastern San Gabriel Valley</b> (Charter Oak, Covina Islands, East Asuza, East Irwindale, East San Dimas, Glendora Islands, North Claremont, Northeast San Dimas, Northeast La Verne, South Monrovia Islands, Walnut Islands, West Claremont, West San Dimas)	East Los Angeles Community Plan (1988)
Florence-Firestone	Hacienda Heights Community Plan (1978)
La Crescenta-Montrose	Malibu Local Coastal Plan (1986)
Lennox	Marina del Rey Land Use Plan (1996)
Northern San Fernando Valley (Kagel Canyon, Lopez canyon, Oat Mountain, Sylmar Island, West Chatsworth, Universal City)	Santa Clarita Valley Area Plan (being updated as One Valley, One Vision) (1990)
<b>South County</b> (East Compton, Rancho Dominguez, Lynwood Island, Westfield, La Rambla)	Santa Catalina Island Local Coastal Plan (1983)
<b>Southeast County</b> (South Whittier, Sunshine Acres, West Whittier, Los Nietos, North Whittier, Gateway Islands, South Diamond Bar)	Santa Monica Mountains North Area Plan (2000)
Valinda Corridor (West Puente Valley, Valinda, South San Jose Hills, South Walnut)	Rowland Heights Community Plan (1981)
Victoria/Willowbrook	Twin Lakes Community Plan (1991)
West Carson	Walnut Park Community Plan (1987)
West Rancho Dominguez	West Athens-Westmont Community Plan (1990)
<b>Westside Islands</b> (West Los Angeles/Sawtelle VA, Franklin Canyon, West Fox Hills, Ballona Wetlands)	
Whittier Narrows (South El Monte, South San Gabriel, Whittier Narrows)	

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# VI. GOALS, POLICIES AND IMPLEMENTATION ACTIONS

The following are the goals and polices that apply to land use in unincorporated Los Angeles County:

# Goal LU-1

Efficient and progressive smart growth land use policies that address the diverse needs of all County residents.

- Policy LU 1.1: Encourage urban infill development on vacant, underutilized sites, and brownfield areas.
- Policy LU 1.2: Promote and develop transit oriented districts along major transit corridors.
- Policy LU 1.3: Encourage mixed use development to facilitate the proximity and linkage between housing and employment throughout the County.
- Policy LU 1.4: Promote land use practices that encourage housing to be developed in proximity to employment opportunities.
- Policy LU 1.5: Encourage compact development and increased residential density in appropriately designated areas.
- Policy LU 1.6: Support creative housing development that provides mixed-income, affordable, and rental housing in various housing types and densities.
- Policy LU 1.7: Ensure that all community plans, zoning, and subsequent development meet all Federal and State fair housing laws and regulations.
- Policy LU 1.8: Ensure universal accessibility in all planning endeavors to comply with the Americans with Disabilities Act.
- Policy LU 1.9: Protect rural communities by utilizing natural landforms to create buffers from urban and suburban development.

## Implementation Action LU 1.1

Apply for a SCAG 2% Compass Technical Assistance Grant for a demonstration project that targets Smart Growth initiatives in the County, such as an existing Transit Oriented District (TOD).

# Implementation Action LU 1.2

Create individual and unique mixed use zoning overlays for all areas indicated as potential Mixed Use overlays on the Land Use Policy maps.

#### **Implementation Action LU 1.3**

Create an adaptive reuse ordinance to expedite the rehabilitation and redevelopment of older, sometimes historic buildings for new uses.

### Implementation Action LU 1.4

Create an infill development ordinance that focuses development on vacant and underutilized parcels. This ordinance should expedite permitting and provide incentives for development in these urban areas.

# Implementation Action LU 1.5

Develop a neighborhood beautification pilot program that emphasizes small steps such as façade restorations, landscaping, streetscape improvements, murals or community banners in a targeted area such as Florence-Firestone. If the program goals are achieved, use this demonstration project as a model for other distressed areas of the County.

#### Implementation Action LU 1.6

Amend the existing TOD Ordinance, and study possibilities for new TOD districts throughout the unincorporated County along light rail lines and major bus routes.

# Implementation Action LU 1.7

Develop an inclusionary zoning ordinance that mandates a portion of all residential development is set aside as affordable, and and create incentives to implement the policy.

# **Goal LU-2**

Sustainable communities that conserve resources, protect the environment, and improve public health.

- Policy LU 2.1: Promote or require "green building" principles, LEED certification, and Low Impact Development (LID) in all development activities.
- Policy LU 2.2: Encourage land use practices that minimize sprawl.
- Policy LU 1.3: Promote land use practices that enhance public health.
- Policy LU 2.4: Promote efficient community water and energy practices.
- Policy LU 2.5: Preserve and expand green spaces throughout the County to encourage healthy lifestyles.
- Policy LU 2.6: Require development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.
- **Policy LU 2.7:** Support land use policy that promotes environmental justice.
- Policy LU 2.8: Promote sustainable subdivisions that meet Leadership in Energy and Environmental Design – Neighborhood Development standards.
- Policy LU 2.8: Promote compact, walkable, well-designed development.
- Policy LU 2.9: Limit development in special environmental management areas.
- Policy LU 2.10: Limit development in hazard and safety areas.

#### Implementation Action LU 2.1

Develop a Transfer of Development Rights (TDR) Program where identified rural and open space areas under development pressure can sell their development credits to established receiving areas. Develop an accompanying map of target open space areas for the TDR program.

## Implementation Action LU 2.2

Identify greenbelts and natural buffers around rural County communities.

### Implementation Action LU 2.3

Develop a Competitive Grant Program that will provide partial funding for the retrofitting of homes and/or businesses for land-scape water efficiency projects to replace traditional lawns.

#### Implementation Action LU 2.4

Develop a Competitive Grant Program to fund green building projects to upgrade existing buildings to meet LEED certified or comparable standards.

## Implementation Action LU 2.5

Ensure the existing County environmental checklist recommends an analysis of environmental impacts that meet or exceed the official California Environmental Quality Act (CEQA) environmental impact checklist.

# Implementation Action LU 2.6

Employ an energy accounting program, created for the U.S. Department of Energy, as part of long-range planning program analysis. The Energy Yardstick: Using PLACE3S to Create More Sustainable Communities, is a computerized program that quantifies the energy demands associated with land use arrangements.

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# Goal LU-3

Development that is compatible with surrounding neighborhood character and the natural environment.

- Policy LU 3.1: Preserve the unique character of existing communities, both urban and rural, by ensuring that new development maintains the architectural style, density, and intensity of use.
- Policy LU 3.2: Protect the character of the County's rural communities.
- Policy LU 3.3: Prohibit land use development where negative environmental impacts, as determined by the California Environmental Quality Act (CEQA), cannot be mitigated.
- Policy LU 3.3: Encourage a diversity of commercial and retail services.
- Policy LU 3.4: Ensure airport operation compatibility with adjacent land uses through Airport Land Use Plans.
- Policy LU 3.5: Protect major landfills, solid waste disposal sites, and energy facilities from encroachment of incompatible uses.
- Policy LU 3.6: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing and training activities occur.
- Policy LU 3.7: Utilize buffer zones to reduce the impacts of incompatible land uses where feasible.
- Policy LU 3.8: Support grassroots community design initiatives throughout the County.
- **Policy LU 3.9:** Encourage the siting of new schools at least 1,000 feet from pollution sources.
- Policy LU 3.10: Promote industrial park development to avoid land use conflicts associated with piecemeal development and protect existing nodes of industrial uses from incompatible uses.

#### Implementation Action LU 3.1

Expand the County's public art program to require all new development in the County either wholly or partially funded by the County to dedicate 1% of the total cost of the project to public art projects on the site.

### Implementation Action LU 3.2

Create a streamlined permitting process or fee reduction for mixed use development projects in identified Mixed Use districts.

#### Implementation Action LU 3.3

Create design guideline manuals to be used in communities throughout the County.

#### Implementation Action LU 3.4

Update the County website with information and graphics that guides an applicant through the County entitlement process.

# Goal LU-4

Effective inter-jurisdictional coordination and collaboration in all aspects of land use planning.

- Policy LU 4.1: Support annexations and incorporations that adequately meet the requirements within Policy # 3.095 (City Annexations and Spheres of Influence) of the Board of Supervisors Policy Manual.
- Policy LU 4.2: Encourage comprehensive planning in under planned and underserved communities.
- **Policy LU 4.3:** Support inter-jurisdictional planning efforts.
- Policy LU 4.4: Foster a collaborative environment and include other County Departments, adjacent cities and other stakeholders in plan development activities.

### Implementation Action LU 4.1

Implement a rotating speaker's forum where the Directors of County Departments travel to other County Departments to share the issues, concerns and activities of their respective departments. This inter-agency communication will focus on increasing countywide coordination and collaboration.

### Implementation Action LU 4.2

Coordinate with local colleges and universities to partner with the County in developing plans and implementation projects. These projects could serve the County by enabling students to generate new ideas about established concepts, as well as initiate the planning process. Potential partners could include:

- The USC, UCLA, UC Irvine and Cal-Poly Pomona Urban Planning or architecture departments.
- · Local Engineering departments.
- Community college GIS classes.

# **Goal LU-5**

Community-based plans that encompass all unincorporated County communities and lands.

- Policy LU 5.1: Ensure all community-based plans are consistent with the General Plan and countywide planning objectives.
- Policy LU 5.2: Ensure broad outreach and public participation events are scheduled for each community-based plan initiative.
- **Policy LU 5.3:** Utilize new theories in planning practices when developing community-based plans.
- Policy LU 5.4: Provide adequate funding, through the budget process and through grant acquisitions, to complete the community planning program.
- Policy LU 5.5: Update all Local, Community and Area Plans on a regular and consistent basis.
- Policy LU 5.6: Amendments related to the Countywide or community-based general plan documents will be brought forward only four times in a given year.

# Implementation Action LU 5.1

Within two years of adoption of the General Plan, organize the County into regional planning areas.

## Implementation Action LU 5.2

Develop new and update existing community-based plans based on community-based assessment criteria and in order of need within five (5) years of the Plan's adoption.

### Implementation Action LU 5.3

Implement a surcharge fee on building permits to pay for General Plan updates, as ruled in Collier v. City and County of San Francisco (2007), Cal.App.4th.

#### Implementation Action LU 5.4

Create technical specifications for the digital submission of plan amendments and associated exhibits.

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